

#### **IV. LAND USE DESIGNATIONS**

##### **Land Use Designation Criteria**

Each and every parcel of land in the unincorporated area of the county has been duly assigned a land use designation, as depicted in the Land Use Maps contained in Section VII of this Land Use Element. Except as otherwise expressly provided by the Land Development Regulations set forth in Section VI of this Land Use Element, no land may be developed or used except in the manner permitted by its assigned designation. (See also Sections 01.060, 02.705, 03.010, and 04.020 of the Land Development Regulations.) The land use designations described below were applied to private lands in the county based on an area's suitability for certain uses. Each parcel or area was analyzed using the following criteria:

- Does the area include natural hazards that limit development, such as flood zones, Alquist-Priolo zones, unstable soils or steep slopes, etc.?
- Does the area include natural resources that limit development; e.g., wetlands, significant habitat, deer migration routes, etc.?
- What are the existing uses in the area?
- Is infrastructure available for development (i.e., sewer, water, roads, fire protection)?
- What is the existing land division pattern in the area and what are the lot sizes?
- Does the area have open space value (e.g., visuals, wildlife habitat, agricultural preservation, cultural resources)?
- What is the community vision for the future of the area?

##### **Land Use Designations**

The maximum population densities listed below were calculated without allowances for density bonuses. Certain designations in the Mono County Land Use Designations provide density bonuses of varying percentages based on a variety of criteria, such as the provision of affordable housing or covered parking. Some Area Plans also provide for density bonuses if certain criteria are met. In addition, State Housing Law requires counties to provide density bonuses if a certain percentage of a housing project is provided for affordable housing. Population densities were calculated for all land use designations using a population density of 2.51 persons per dwelling unit (1990 Census).

Land use designations shown on the land use maps are based upon an evaluation of natural, cultural, and social characteristics of the land as well as the countywide land use policy framework and specific area policies. However, the analyses did not always include a detailed study of the circumstances and environmental constraints of each specific parcel. Future detailed evaluation of specific properties may show that an alternate use is warranted. For this reason, upon proper application, the County will consider amendments to this plan.

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## LAND USE ELEMENT

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The term "permitted use" as used in the following land use designations refers to a typical land use that is allowed within a particular land use category; permitted uses listed for each land use designation are examples of permitted uses within that designation. Additional specific uses may be permitted if they are similar to the listed uses. A permitted use is considered to be consistent with and to further the objectives of the General Plan. Permitted uses may also be subject to performance or other development standards in the Mono County Land Development Regulations or applicable area or specific plans and either ministerial or discretionary approval.

The term "site disturbance" as used in the following land use designations refers to the portion of a parcel which has been changed from its natural condition during the process of development, including but not limited to areas altered by structures, parking areas, roads and driveways, and graded areas. It does not include areas used for agricultural operations. Land that has been disturbed but that has subsequently been reclaimed or revegetated is not counted in the calculation of site disturbance. "Site disturbance" includes the area considered as lot coverage (structures and impervious surfaces). Calculations for lot coverage and site disturbance are calculated using gross coverage/disturbance for parcels one acre or more in size; parcels under one acre in size are calculated using net coverage/disturbance.

Since the County has direct planning authority over only a small percentage of the lands in the county, the County must work with other land managers to manage the natural resources in the area in a coordinated and standardized manner, in order to conserve natural and cultural resources while at the same time providing for community needs. Although the Land Use Element assigns land use designations to all of the land within its planning area, the focus of the planning effort is the privately owned unincorporated lands within the county. Land use designations have been developed to reflect federal land use designations and to complement the land use designations used by the Town of Mammoth Lakes.

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**LAND USE ELEMENT**

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**Rural Residential (RR)****INTENT**

The RR designation is intended to permit larger lot single-family dwelling units with ancillary rural uses in areas away from developed communities. Small scale agriculture, including limited commercial agricultural activities, is permitted.

**PERMITTED USES**

- Single-family dwelling
- Small scale agriculture for personal activities
- Accessory buildings and uses<sup>1</sup>
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)
- Mobile home used as a single-family dwelling<sup>2 sl</sup>

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW** (Director Review Processing, Ch. 31)

- Secondary unit (see Chapter 16, Development Standards–Secondary Units)

**USES PERMITTED SUBJECT TO USE PERMIT** (Use Permit Processing, Ch. 32)

- Art galleries, country clubs and golf courses
- Kennel
- Construction of an accessory building prior to construction of the main building
- Mobile-home parks (see Dev. Standards–Mobile Homes & RV Parks, Ch. 17<sup>c</sup>)
- Small scale agriculture, including limited commercial agricultural activities<sup>rp</sup>

**DEVELOPMENT STANDARDS**

**Minimum Parcel Size:** 1 acre

**Minimum District Area:** 5 acres

**Minimum Lot Dimensions:** Width – 60 feet  
Depth – 100 feet

**Maximum Lot Coverage:** 40 percent

**Minimum Setbacks:**

<b>Front:</b>	50 feet	<b>Rear:</b>	30 <sup>sl</sup> feet	<b>Side:</b>	30 <sup>sl</sup> feet
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**Setbacks for Accessory Buildings Used As Barns Or Stables**

<b>Front:</b>	50 feet	<b>Rear:</b>	30 <sup>sl</sup> feet	<b>Side:</b>	30 <sup>sl</sup> feet
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Note: In State Responsibility Areas (SRAs), the minimum side and rear yard setbacks are 30 feet unless an exception is obtained from the California Department of Forestry (CDF). With a CDF exception side and rear yard setbacks may be reduced to those set forth in Table 4.090 Special Yard Requirements. All of the unincorporated area of the county are included in SRAs except for the Antelope Valley (Walker, Coleville, Topaz).

**Building Density:** 1 du/lot and a secondary unit 8P (see Ch. 16, Development Standards– Secondary Units).

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**LAND USE ELEMENT**

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**Rural Residential (RR) continued**

**Population Density:** Maximum population density is 5.02 persons per 5 acres or approximately 1 person per acre.

**Maximum Building Height:** 35 feet See Table 4.080 for other provisions.

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**NOTES**

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1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Provided that the unit is newer than ten (10) years old and meets the criteria set forth in Section 04.280. When there are two mobile homes on the same parcel, they must 1) comply with the Secondary Housing requirements (see Ch. 16), or 2) comply with state standards for a mobile-home park and obtain a use permit from the county (see Ch. 17, Mobile Homes and RV Parks).
3. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

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**SEE ALSO**

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**Land Development Regulations-**

Ch. 4	Development Standards-General
Ch. 6	Development Standards-Parking
Table 4.080	Building Heights
Table 4.090	Special Yard Requirements

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**FOOTNOTES**

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c	Clarification
rp	Recommendation from the Regional Planning Advisory Committee
gp	General Plan addition
sl	State Law requirement

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**LAND USE ELEMENT**

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**Estate Residential (ER)****INTENT**

The ER designation is intended to permit large-lot, single-family dwelling units with ancillary rural uses in areas adjacent to developed communities. Small scale agriculture is permitted for personal use only.

**PERMITTED USES**

- Single-family dwelling
- Small scale agriculture for personal use
- Accessory buildings and uses<sup>1</sup>
- Mobile home used as a single-family dwelling<sup>2</sup>
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW** (Director Review Processing, Ch. 31)

- Secondary unit (see Ch. 16, Development Standards–Secondary Units)

**USES PERMITTED SUBJECT TO USE PERMIT** (Use Permit Processing, Ch. 32)

- Art galleries, country clubs and golf courses
- Kennel
- Construction of an accessory building prior to construction of the main building
- Mobile-home parks (see Dev. Standards–Mobile Homes & Mobile-home Parks, Ch. 17)

**DEVELOPMENT STANDARDS**

**Minimum Parcel Size:** 1 acre

**Minimum District Area:** 5 acres

**Minimum Lot Dimensions:** Width – 60 feet  
Depth – 100 feet

**Maximum Lot Coverage:** 40 percent

**Minimum Setbacks:**

**Front:** 50 feet                      **Rear:** 30 feet                      **Side:** 30 feet

Note: In State Responsibility Areas (SRAs), the minimum side and rear yard setbacks are 30 feet unless an exception is obtained from the California Department of Forestry (CDF). With a CDF exception side and rear yard setbacks may be reduced to those set forth in Table 4.090 Special Yard Requirements. All of the unincorporated area of the county are included in SRAs except for the Antelope Valley (Walker, Coleville, Topaz).

**Building Density:** 1 du/lot and a secondary unit (see Ch. 16, Development Standards–Secondary Units).

**Population Density:** Maximum population density is 5.02 persons per 5 acres or approximately 1 person per acre.

**Maximum Building Height:** 35 feet See Table 4.080 for other provisions.

**Estate Residential (ER) continued**

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**NOTES**

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1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Provided that the unit is newer than ten (10) years old and meets the criteria set forth in Section 04.280. When there are two mobile homes on the same parcel, they must 1) comply with the Secondary Housing requirements (see Ch. 16), or 2) comply with state standards for a mobile-home park and obtain a use permit from the county (see Ch. 17, Mobile Homes and RV Parks).
3. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

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**SEE ALSO**

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**Land Development Regulations-**

Ch. 4	Development Standards-General
Ch. 6	Development Standards-Parking
Table 4.080	Building Heights
Table 4.090	Special Yard Requirements

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**LAND USE ELEMENT**

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**Rural Mobile Home (RMH)****INTENT**

The RMH, rural mobile home, district is intended to provide for development in rural areas within the county consistent with developed lifestyles when mixed uses are determined to be acceptable to the citizens of the RMH area. The RMH district is further intended to provide for mixed uses including single-family residences, mobile homes used as residences, and small-scale agricultural uses including the keeping of fowl and animals for personal use. The RMH district shall also provide for local commercial uses upon a finding that such uses are necessary and in the best interest of the community.

**PERMITTED USES**

- Single-family dwelling
- Small scale agriculture for personal activities
- Accessory buildings and uses<sup>1</sup>
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)
- Mobile home used as a single-family dwelling<sup>2 sl</sup>

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW** (Director Review Processing, Ch. 31)

- Secondary unit (see Ch. 16, Development Standards–Secondary Units)

**USES PERMITTED SUBJECT TO USE PERMIT** (Use Permit Processing, Ch. 32)

- Kennel
- Construction of an accessory building prior to construction of the main building
- Mobile-home parks (see Dev. Standards–Mobile Homes & RV Parks, Ch. 17<sup>c</sup>)

**DEVELOPMENT STANDARDS**

**Minimum Parcel Size:** 1 acre

**Minimum District Area:** 5 acres

**Minimum Lot Dimensions:** Width – 60 feet  
Depth – 100 feet

**Maximum Lot Coverage:** 40 percent

**Minimum Setbacks:**

<b>Front:</b>	50 feet	<b>Rear:</b>	30 <sup>sl</sup> feet	<b>Side:</b>	30 <sup>sl</sup> feet
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**Setbacks for Accessory Buildings Used As Barns Or Stables**

<b>Front:</b>	50 feet	<b>Rear:</b>	30 <sup>sl</sup> feet	<b>Side:</b>	30 <sup>sl</sup> feet
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Note: In State Responsibility Areas (SRAs), the minimum side and rear yard setbacks are 30 feet unless an exception is obtained from the California Department of Forestry (CDF). With a CDF exception side and rear yard setbacks may be reduced to those set forth in Table 4.090 Special Yard Requirements. All of the unincorporated area of the county are included in SRAs except for the Antelope Valley (Walker, Coleville, Topaz).

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**LAND USE ELEMENT**

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**Rural Mobile Home (RMH) continued**

<b>Building Density:</b>	1 du/lot and a secondary unit 8P (see Ch. 16, Development Standards-Secondary Units).
<b>Population Density:</b>	Maximum population density is 5.02 persons per 5 acres or approximately 1 person per acre.
<b>Maximum Building Height:</b>	35 feet See Table 4.080 for other provisions.

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**NOTES**

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1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Provided that the unit is newer than ten (10) years old and meets the criteria set forth in Section 04.280. When there are two mobile homes on the same parcel, they must 1) comply with the Secondary Housing requirements (see Ch. 16), or 2) comply with state standards for a mobile-home park and obtain a use permit from the county (see Ch. 17, Mobile Homes and RV Parks).
3. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

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**SEE ALSO**

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**Land Development Regulations-**

Ch. 4	Development Standards-General
Ch. 6	Development Standards-Parking
Table 4.080	Building Heights
Table 4.090	Special Yard Requirements

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**FOOTNOTES**

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c	Clarification
gp	General Plan addition
sl	State Law requirement



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**LAND USE ELEMENT**

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**Single-Family Residential (SFR)****INTENT**

The SFR district is intended to provide for the development of single-family dwelling units in community areas.

**PERMITTED USES**

- Single-family dwelling
- Accessory buildings and uses<sup>1</sup>
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)
- Mobile home used as a single-family dwelling<sup>2</sup> <sup>sl</sup>

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW** (Director Review Processing, Ch. 31)

- Secondary unit (see Ch. 16, Development Standards–Secondary Units) <sup>c</sup>

**USES PERMITTED SUBJECT TO USE PERMIT** (Use Permit Processing, Ch. 32)

- Cluster development of single-family dwellings on lots of 3+ acres
- Country clubs and golf courses
- Mobile-home parks (see Dev. Standards–Mobile Homes & RV Parks, Ch. 17) <sup>c</sup>
- Construction of an accessory building prior to construction of the main building

**DEVELOPMENT STANDARDS**

**Minimum Lot Size:** 7,500 sf<sup>3</sup>

**Minimum District Area:** 5 acres

**Minimum Lot Dimensions:** Width – 60 feet  
Depth – 100 feet

**Maximum Lot Coverage:** 40 percent

**Minimum Setbacks:**

**Front:** 20 feet                      **Rear:** 10 feet                      **Side:** 10 feet

Note: Side yards may be reduced in accordance with Table 4.090, Special Yard requirements.

**Building Density:** 1 du/lot and a secondary unit (see Ch. 16, Development Standards–Secondary Units).

**Population Density:**

Maximum population density of 15 persons per acre

**Maximum Building Height:** 35 feet See Table 4.080 for other provisions.

**NOTES**

1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.

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**LAND USE ELEMENT**

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**Single-Family Residential (SFR) continued**

2. Provided that the unit is newer than ten (10) years old and meets the criteria set forth in Section 04.280. When there are two mobile homes on the same parcel, they must 1) comply with the Secondary Housing requirements (see Ch. 16), or 2) comply with state standards for a mobile-home park and obtain a use permit from the county (see Ch. 17, Mobile Homes and RV Parks).
3. Densities stated are based upon availability of both community water and sewer.
4. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

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**SEE ALSO**

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**Land Development Regulations-**

Ch. 4	Development Standards-General
Ch. 6	Development Standards-Parking
Ch. 10	Development Standards-Equestrian Overlay District
Table 4.080	Building Heights
Table 4.090	Special Yard Requirements

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**FOOTNOTES**

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|-----|-----------------------|
| c.  | Clarification         |
| sl. | State Law requirement |

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**LAND USE ELEMENT**

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**Multi-Family Residential, Low (MFR-L), Moderate (MFR-M), High (MFR-H)****INTENT**

The MFR-L designation is intended to provide for low density multi-family residential development, such as duplexes and triplexes.

The MFR-M designation is intended to encourage long-term multi-family housing by allowing for higher population densities and by not allowing commercial lodging facilities; i.e., hotels, motels.

The MFR-H designation is intended to encourage multi-family units by allowing for higher population densities and to provide for commercial lodging facilities; i.e., hotels, motels.

**PERMITTED USES**

- Single-family dwelling
- Mobile home used as a single-family dwelling<sup>1</sup>—MFR-L only <sup>c</sup>
- Duplexes and triplexes
- Accessory buildings and uses<sup>2</sup>
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)**

- MFR-L Model units
- None stated for MFR-M, and MFR-H

**USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)****MFR-L, MFR-M and MFR-H**

- Art galleries
- Quasi-public buildings and uses
- Public utility buildings and structures, not including service yards
- Country clubs and golf courses
- Condominiums, cooperatives, townhomes, cluster developments, apartments containing 4 or more units
- Parking lots and parking structures

**MFR-H only**

- Mobile-home parks (see Dev. Standards-Mobile Homes and RV Parks, Ch. 17)
- Recreational-vehicle parks (see Ch. 17)
- Social care facilities and related integrated professional offices
- Parking lots and parking structures when abutting a commercial district
- Hotels, motels, bed & breakfast establishments and dorms
- Transient rentals (less than 30 consecutive days) of 4 or more dwelling units only

**DEVELOPMENT STANDARDS****Minimum Lot Area:****MFR-L**

Minimum lot size – 7,500 sf

Single-family residences & duplexes – 7,500 sf

Multiple family – 11,250 sf

Condominiums, cooperatives, townhomes, cluster developments – 2 acres

Schools – 5 acres

**Multi-Family Residential, Low (MFR-L), Moderate (MFR-M), High (MFR-H)**

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**Multi-Family Residential, Low (MFR-L), Moderate (MFR-M), High (MFR-H)****MFR-H**

Hotels, motels, etc.-40 units/acre

**Population Density:** Maximum population density is 37.6 persons per acre for multi-family dwellings.

**Maximum Building Height:** 35 feet See Table 4.080 for other provisions

**Landscaping:** Projects subject to Use Permit shall submit a landscape site plan at the time of application. A minimum of 5% of the building site shall be landscaped in the MFR-L designation.

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1. Provided that the unit is newer than ten (10) years old and meets the criteria set forth in Section 04.280. When there are 2 mobile homes on the same parcel, they must 1) comply with the Secondary Housing requirements (see Ch. 16), or 2) comply with state standards for a mobile-home park and obtain a use permit from the county (see Ch. 17, Mobile Homes and RV Parks).
2. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
3. Densities stated are based upon availability of both community water and sewer.
4. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

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**SEE ALSO**

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**Land Development Regulations-**

Ch. 3	Uses Permitted
Ch. 4	Development Standards-General
Ch. 6	Development Standards-Parking
Ch. 7	Development Standards-Signs
Table 4.080	Building Heights
Table 4.090	Special Yard Requirements

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**FOOTNOTES**

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- c. Clarification

**Mixed Use (MU)****INTENT**

The MU designation is intended to provide for a wide range of compatible resident and visitor oriented residential and commercial uses, including business, professional, and retail uses; to provide for efficient use of land and increased opportunities for affordable housing; to provide a transition between intensive commercial uses and residential uses; and to be applied to areas with existing mixed use development.

MU transitional areas can limit the size of business establishments and restrict uses incompatible with residential district. Not all areas need contain residential uses. Commercial uses shall conform to strict standards that prohibit obnoxious odors, obtrusive light and glare and excessive noise.

**USES PERMITTED**

- Single-family dwelling
- Mobile home used as a single-family dwelling.<sup>1 c</sup> Mobile homes are excluded from June Lake GP
- Duplexes and triplexes
- Accessory buildings and uses<sup>2</sup>
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch.31)**

- Residential uses–e.g., single-family residences, condominiums, townhomes, duplexes, triplexes and commercial lodging cluster developments, apartments
- Retail trade–e.g., food, drug, hardware, apparel, arts and crafts, sporting goods, bookstores, bakery, florist
- Social care facilities–e.g., medical and dental offices, welfare and charitable services.
- Professional offices–e.g., real estate, financial, insurance, rental and reservation services, legal services
- Business services–e.g., stenographic and mailing services, general advertising, business and management consulting
- Recreational activities–e.g., health clubs, dance studios
- Food service establishments–e.g., restaurants, cafes, deli's
- Conversion or expansion of existing operations

**USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch.32)**

- All of the above uses subject to director review, if determined to be necessary by the planning director
- Parking lots and parking structures other than required off-street parking when abutting a commercial district
- Religious and cultural activities–e.g., museums, art galleries, churches
- Small scale malls, plazas, parks and related pedestrian open space
- Conversion or expansion of existing operations
- Mobile-home parks (see Development Standards-Mobile-home Parks and RV Parks, Ch. 17) <sup>c</sup>
- Recreational-vehicle parks (see Ch. 17) <sup>c</sup>

**Mixed Use (MU) continued****DEVELOPMENT STANDARDS****Minimum Lot Area:**

Hotels, resort hotels, motels, & rental cabins–20,000 sf  
Condominiums, cooperatives, townhouses, cluster developments, and similar uses  
(excluding apartments)–20,000 sf  
All other uses–10,000 sf  
Areas lacking community water & sewer –one-acre minimum all uses C, RP

Land uses on lots measuring less than 10,000 sf shall be limited to single-family residences, duplexes and triplexes.

**Minimum District Area:** 5 acres

If the land use designation and existing uses of abutting properties are compatible, a minimum district area of 2 acres may be considered.

**Minimum Lot Dimensions:** Width – 60 feet  
Depth – 100 feet**Maximum Lot Coverage:** 60 percent

An additional coverage bonus of 10 percent (total coverage of 70 percent) shall be granted to structures that contain mixed commercial and residential (employee or long-term rentals) uses; commercial uses with public accommodations; or commercial uses which front a public pedestrian mall or plaza.

**Minimum Setbacks:**

**Front:** 10 feet      **Rear:** 5 feet      **Side:** 0 feet  
Minimum side yard when abutting a residential district is 10 feet. Minimum side yard on a corner lot is 10 feet.

**Building Density:** Hotels, resort hotels, motels–40 du/acre

Apartments, multi-family units, condominiums and similar uses–15 du/acre

Density for mixed uses on one parcel; e.g., apartment units and motel units, will be calculated at a proportionate rate. GP

Density bonuses are available for affordable housing and enclosed, covered parking . In no case shall projects containing affordable housing and/or parking density bonuses exceed 26 units per acre for residential units and 60 units per acre for commercial lodging units.

1. Density bonuses are available to residential and commercial lodging projects at a rate of 25% over the maximum density or a ratio of 1 bonus unit to 1 affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.
2. Units designated as manager/employee housing unit shall not be counted in density calculations.
3. Density bonuses for enclosed, covered parking are available at a rate of 1 bonus dwelling unit per 2 covered parking spaces. Projects must provide enclosed, covered parking for

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at least 50% of the units to qualify for bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50%.

**Mixed Use (MU) continued**

**Population Density:** Maximum population density is 37.6 persons per acre for multi-family residential uses.

**Maximum Building Height:** 35 feet See Table 4.080 for other provisions

**Landscaping:** Projects subject to Use Permit shall required to either landscape per an approved landscape site plan or leave in natural open space (i.e., ungraded) all areas not covered by impervious surfaces. Any combination is acceptable.

**Special Regulations:**

- A change of business shall be reviewed for compliance with mix use designation.
- The hours of operation shall be limited to the period between 7 a.m. and 10 p.m.
- Businesses operating within the zone shall not exceed a sustained or intermittent noise level of 60 dB(<sup>L</sup>dn/CNEL).
- Projects shall be reviewed for adverse impacts resulting from exterior lighting and signs.
- Uses involving or producing noxious fumes or odors shall not be permitted unless fumes or odors are treated or diffused prior to release from the generating source.
- Operations using and storing noxious chemicals including but not limited to pesticides and herbicides, other than those packaged for resale, large volumes of solvents or flammable liquids, will not be allowed.

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1. Provided that the unit is newer than ten (10) years old and meets the criteria set forth in Section 04.280. When there are 2 mobile homes on the same parcel, they must: 1) comply with the Secondary Housing requirements (see Ch. 16), or 2) comply with state standards for a mobile-home park and obtain a use permit from the county (see Ch. 17, Mobile-home and RV Parks). Mobile homes are excluded from June Lake.
2. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
3. Densities stated are based upon availability of both community water and sewer.
4. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

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**SEE ALSO**

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**Land Development Regulations–**

- Ch. 4 Development Standards–General
- Ch. 6 Development Standards–Parking
- Ch. 7 Development Standards–Signs
- Table 4.080 Building Heights
- Table 4.090 Special Yard Requirements
- Land Use Element–Antelope Valley Policies, June Lake Policies, and Long Valley Policies

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**FOOTNOTES**

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- c. Clarification



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- rp. Recommendation from the Regional Planning Advisory Committee  
gp. General Plan addition

**Commercial Lodging, Moderate (CL-M) and High (CL-H)****INTENT**

The CL-M designation is intended to provide commercial lodging units for short-term occupation in or near residential uses.

The CL-H designation is intended to provide short-term commercial lodging units in close proximity to commercial/recreational centers.

**PERMITTED USES**

- Single-family dwelling (mobile homes are not permitted)
- Duplexes and triplexes
- Accessory buildings and uses<sup>1</sup>
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW** (Director Review Processing, Ch. 31)

- Transient rentals (rentals for less than 30 consecutive days) of up to 3 dwelling units

**USES PERMITTED SUBJECT TO USE PERMIT** (Use Permit Processing, Ch. 32)

- Mobile-home parks (see Dev. Standards-Mobile-home and RV Parks, Ch. 17)
- Recreational-vehicle parks (see Ch. 17)
- Condominiums, cooperatives, townhomes, cluster developments, apartments containing 4 or more units
- Hotels, motels, lodges, bed & breakfast establishments, cabins & other uses found to be similar by the commission. Ancillary uses such as limited dining, lounges and convenience retail, provided the ancillary use does not occupy more than 25% of the project's habitable space
- Transient rentals (less than 30 consecutive days) of 4 or more dwelling units
- Conversion of 5 or more apartment units into transient rentals
- Conversion of existing habitable space into ancillary uses
- Parking lots and parking structures other than required off-street parking
- Construction of an accessory building prior to construction of the main building

**DEVELOPMENT STANDARDS****Minimum Lot Area:**

Hotels, motels, lodges, bed & breakfast establishments, rental cabins and other similar uses-20,000 sf

Condominiums, cooperatives, townhouses, cluster developments and similar uses (excluding apartments)-20,000 sf

All other uses-10,000 sf

Land uses on lots measuring less than 10,000 sf shall be limited to single-family residences, duplexes and triplexes (mobile homes are not permitted)

**Minimum District Area:** 3 acres CL-M  
5 acres CL-H

If the land use designation and existing uses of abutting properties are compatible, a minimum district area of 2 acres may be considered.

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**LAND USE ELEMENT**

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**Minimum Lot Dimensions:** Width - 60 feet  
Depth - 100 feet

**Commercial Lodging, Moderate (CL-M) and High (CL-H) continued**

**Maximum Lot Coverage:** 60 percent

**Minimum Setbacks:**

**Front:** 10 feet      **Rear:** 5 feet      **Side:** 0 feet

Minimum side yard when abutting a residential district is 10 feet. Minimum side yard on a corner lot is 10 feet. See Table 4.090, Special Yard Requirements for other requirements.

**Building Density:**

**CL-M** Hotels, motels, lodges, bed & breakfast establishments, rental cabins and other similar uses-15 du/acre  
Apartments, multi-family units, condominiums and similar uses-15 du/acre

**CL-H** Hotels, motels, lodges, bed & breakfast establishments, rental cabins and other similar uses-40 du/acre  
Apartments, multi-family units, condominiums and similar uses-15 du/acre

Density bonuses are available for affordable housing and enclosed, covered parking. In no case shall projects containing affordable housing and/or parking density bonuses exceed 26 units/acre for residential units and 60 units per acre for commercial lodging units in the CL-H.

1. Density bonuses are available to residential and commercial lodging projects at a rate of 25% over the maximum density or a ratio of 1 bonus unit to 1 affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.
2. Units designated as manager/employee housing unit shall not be counted in density calculations.
3. Density bonuses for enclosed, covered parking are available at a rate of 1 bonus dwelling unit per 2 enclosed, covered parking spaces. Projects must provide enclosed, covered parking for at least 50% of the units to qualify for bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50%.

**Population Density:**

Maximum population density is 37.6 persons per acre for multi-family residential uses.

**Maximum Building Height:** 35 feet See Table 4.080 for other provisions.

**Landscaping:** Projects subject to Use Permit shall submit a landscape site plan at the time of application.

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**NOTES**

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1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Densities stated are based upon availability of both community water and sewer.

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**LAND USE ELEMENT**

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3. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

**Commercial Lodging, Moderate (CL-M) and High (CL-H) continued**

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**SEE ALSO**

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**Land Development Regulations-**

Ch. 4	Development Standards-General
Ch. 6	Development Standards-Parking
Ch. 7	Development Standards-Signs
Table 4.080	Building Heights
Table 4.090	Special Yard Requirements

**Rural Resort (RU)****INTENT**

The RU designation is intended to provide appropriate sites for outdoor recreation facilities and limited visitor-oriented facilities and services in rural areas of the county. The district is intended to protect the environment and rural character of an area while allowing for compatible development.

**PERMITTED USES**

- Single-family dwelling
- Accessory buildings and uses<sup>1</sup>
- Mobile home used as a single-family dwelling<sup>2</sup>
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)
- Small scale agriculture for personal use
- Adult-oriented businesses conducted in compliance with the locational requirements of Chapter 19 of the Land Development Regulations (set forth in Section VI of this Land Use Element) and with the permit and other operational requirements of Chapter 5.45 of the Mono County Code

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)**

- Secondary unit (see Ch. 16, Development Standards–Secondary Units)

**USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)**

- Construction of an accessory building prior to construction of the main building
- Recreational-vehicle parks (see Dev. Standards–Mobile-home and RV Parks, Ch. 17)
- Hotels, motels, bed & breakfast establishments, cabins & other uses found to be similar by the commission. Ancillary uses such as limited restaurants, lounges and convenience retail, provided the ancillary use does not occupy more than 25% of the project's habitable space
- Transient rentals (less than 30 consecutive days)
- Developed campgrounds
- Commercial recreational facilities such as cross-country ski facilities, equestrian facilities, golf courses & facilities (if developed in conjunction with lodging facilities), marinas & boathouses
- Employee housing, if developed in conjunction with recreational/lodging facilities

**DEVELOPMENT STANDARDS**

**Minimum Parcel Size:** 5 acres

**Minimum Lot Dimensions:** Width – 60 feet  
Depth – 100 feet

**Site Disturbance:** 10 percent (includes a maximum of 5 percent lot coverage).  
Maximum site disturbance may be increased if the remainder of the parcel is preserved as open space in perpetuity.

**Minimum Setbacks:**

**Front:** 30 feet                      **Rear:** 30 feet                      **Side:** 30 feet

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**LAND USE ELEMENT**

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**Building Density:**

1 du per 5 acres and a secondary unit (see Ch. 16, Development Standards–Secondary Housing). Lodging facilities may not exceed a maximum intensity of 40

**Rural Resort (RU) continued**

units/acre and a total of 150 units per site. Spaces for recreational vehicles may not exceed a maximum density of 17 spaces per acre. Density for mixed uses on one parcel; e.g., motel units and RV spaces, will be calculated at a proportionate rate.

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**NOTES**

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1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Provided that the unit is newer than ten (10) years old and meets the criteria set forth in Section 04.280. When there are 2 mobile homes on the same parcel, they must 1) comply with the Secondary Housing requirements (see Ch. 16), or 2) comply with state standards for a mobile-home park and obtain a use permit from the county (see Ch. 17, Mobile Homes and RV Parks).
3. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

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**SEE ALSO**

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**Land Development Regulations–**

Ch. 4	Development Standards–General
Ch. 6	Development Standards–Parking
Ch. 7	Development Standards–Signs
Table 4.080	Building Heights
Table 4.090	Special Yard Requirements

**Commercial (C)****INTENT**

**The C designation is intended to provide for a wide range of uses and services for the resident and visitor including retail, business and professional uses and services in community areas, including commercial lodging and higher density housing, when found compatible with retail and service functions.**

**The creation of a pleasant and efficient environment for shopping and business is an important function of this district.**

**PERMITTED USES**

- Any proposed change of use when conducted within an existing conforming, legally developed structure for the following retail and professional uses. If exterior structural alterations or additional parking is required it shall require director review
- Retail Trade–e.g., food, drug, hardware, limited apparel, liquor stores, limited department stores, dry goods, gift shops, home furnishings, paint, tires, bookstores, bakery, florist, pet supplies, health food stores, sporting goods, etc.
- Services–e.g., finance, insurance and real estate, banks, savings and loans, title abstracting, real estate developers and builders, commodity services, holding and investment services, bail bonds,
- Personal Services–e.g., self-service laundries and dry cleaning, beauty parlors, barbers, shoe repair, photographic services, cleaning and laundry , etc.
- Business Services–e.g., stenographic and mailing services, general advertising, business and management consulting, blueprinting, photo finishing, employment services, etc.
- Repair Services–e.g., radio and television repair, furniture and jewelry repair, repair of anything sold in this district, etc.
- Professional Services–e.g., physicians, dental and legal services, welfare and charitable services, medical and dental laboratories, etc.
- Cultural/Religious Activities–e.g., churches, art galleries, museums, etc.
- Food service establishments–e.g., restaurants, delis, fast food, bars, etc.
- Any combination of permitted uses
- When found compatible with the intent, single-family residential, duplex and triplex, plus accessory structures

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW** (Director Review Processing, Ch. 31)

- All permitted uses if determined necessary by the director
- Temporary uses: model homes, mobile-home display units, etc., only if one year or less

**USES PERMITTED SUBJECT TO USE PERMIT** (Use Permit Processing, Ch. 32)

- All new construction for the purpose of conducting sales, business or services and all conversions from a prior use when structural alterations are required.
- Household units; if found compatible with the district, apartments, condominiums, etc
- Lodging–e.g., hotels, motels, time-share, R. V. parks, bed-and-breakfast establishments, etc.
- Transportation, communications– e.g., parking lot
- Retail trade–e.g., automotive service stations
  - Business services–e.g., stenographic and mailing services, general advertising, business and management consulting

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**LAND USE ELEMENT**

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- Educational–e.g., nursery and primary schools, private childcare facilities
- Miscellaneous services–e.g., religious activities
- Cultural activities–e.g., museums and art galleries, etc

**Commercial (C) continued**

- Public–e.g., hospitals, post offices, water treatment plants, etc.
- Food service establishments–e.g., restaurants, ice cream parlors, fast food restaurants, lunch rooms, delicatessens, etc.
- Entertainment establishments–e.g., theaters, movies, cocktail lounges, bars, nightclubs, discotheques, etc.
- Retail establishments–e.g., department stores, sporting goods, etc.
- Professional offices–e.g., medical complex, administrative centers, animal hospitals and boarding kennels, etc.
- Buildings for conducting services–e.g., financial institutions, bath houses, health clubs, convention centers, roller skating, bowling, indoor ice-skating, auto rental, reducing and figure salons, etc.
- Accessory buildings and uses<sup>1</sup>
- All of the permitted uses and uses subject to director review if determined necessary by the director.

**DEVELOPMENT STANDARDS**

**Minimum Lot Area:** 10,000 sf

**Minimum District Area:** 2 acres

**Minimum Lot Dimensions:** Width – 60 feet  
Depth – 100 feet

**Maximum Lot Coverage:** 60 percent, when principal use is a residential use  
70 percent, all other uses

**Minimum Setbacks:**

**Front:** 10 feet      **Rear:** 5 feet      **Side:** 0 feet

Minimum side yard when abutting a residential district is 10 feet. Minimum side yard on a corner lot is 10 feet. Reduced front setbacks may be available in June Lake, Lee Vining, and Bridgeport. See Table 4.090, Special Yard Requirements.

**Density:** Residential uses – 15 du/acre  
Hotels, motels – 40 units/acre

If underground or understructure parking is provided for 50% to 100% of the hotel/motel rooms, then a density bonus up to 25% to 50% may be awarded as part of the use permit process.

**Maximum Building Height:** 35 feet See Table 4.080 for other provisions

**Landscaping:** Fences and/or screening shall be required when abutting any residential district. Any use subject to use permit shall be required to either landscape (per approved landscape plan) or leave in natural open space (i.e., ungraded) all areas not covered by impervious surfaces.

**Commercial (C) continued**

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**NOTES**

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1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Densities stated are based upon availability of both community water and sewer.
3. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

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**SEE ALSO**

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**Land Development Regulations–**

- |             |                               |
|-------------|-------------------------------|
| Ch. 4       | Development Standards-General |
| Ch. 6       | Development Standards-Parking |
| Ch. 7       | Development Standards-Signs   |
| Table 4.080 | Building Heights              |
| Table 4.090 | Special Yard Requirements     |



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**LAND USE ELEMENT**

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**Service Commercial (SC)****INTENT**

**The SC designation is intended to provide for a wide variety of wholesale, retail and service uses which are not normally compatible with uses permitted in other commercial districts; e.g., enclosed light manufacturing of a non-polluting type, limited outdoor storage.**

**PERMITTED USES**

- Any proposed change of use when conducted within an existing conforming, legally developed structure. If exterior structural alterations, additional parking or outdoor storage is required, it shall require a use permit.
- Cottage industry–e.g., limited recreational equipment, apparel and other finished products, crafts, printing, etc.
- Repair Services–e.g., car repair and parts, plumbing, electrical, etc.
- Construction Services–e.g., contractor or building services, engineering contractor<sup>TP</sup>, cabinet making, roofing, water-well drilling contractor storage, etc.
- Transportation services, limited travel agents, bus terminals, enclosed packing and shipping terminals, existing truck and trailer parking - heavy equipment storage<sup>TP</sup>
- Warehousing, enclosed retail and wholesale storage
- Sale lots–e.g., car sales, (requires a minimum one-half acre area)
- Any combination of the permitted service commercial uses
- All permitted uses in the C district
- Construction supplies, materials and equipment storage<sup>TP</sup>

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)**

None stated

**USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)**

- All new construction for the purpose of conducting sales, business or services and all conversions from a prior uses when structural alterations or additional parking is required
- All uses subject to a use permit in the C district
- All permitted uses in the C district, but requiring new construction or alterations
- All uses utilizing outdoor storage
- Commercial planned unit development
- Accessory buildings and uses<sup>1</sup>

**DEVELOPMENT STANDARDS**

**Minimum Lot Area:** 10,000 sf

**Minimum District Area:** 3 acres

If abutting land use designations have a commercial or industrial land use designation, and existing uses in these abutting properties are compatible, a minimum district area of 2 acres may be considered.

**Minimum Lot Dimensions:** Width – 60 feet  
Depth – 100 feet

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**LAND USE ELEMENT**

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**Maximum Lot Coverage:** 70 percent

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**Service Commercial (SC) continued**

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**Minimum Setbacks:**

**Front:** 10 feet                      **Rear:** 5 feet                      **Side:** 0 feet

Minimum side yard when abutting a residential district is 10 feet. Minimum side yard on a corner lot is 10 feet. Lots larger than one acre are subject to Fire Safe Regulations, Ch. 22.<sup>sl</sup>

**Building Density:** 1 du/lot and secondary unit (see Ch. 16, Development Standards - Secondary Units). Employee housing for those working on the premises subject to use permit.<sup>rp</sup>

**Density:** Maximum population density is 5.02 persons per 5 acres or approximately 1 person per acre.<sup>rp</sup>

**Maximum Building Height:** 35 feet See Table 4.080 for other provisions

**Landscaping:** Any uses subject to use permit shall be required to either landscape (per approved landscape plan) or leave in natural open space (i.e., ungraded) all areas not covered by impervious surfaces. Fencing, berms and/or landscaping may be required to buffer incompatible land uses as determined by the director or the commission.

**Fences:** None required, except when adjoining a residential district, then a screening fence or wall not less than 5 high nor more than 6 feet in height shall be erected along adjoining residential district.

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**NOTES**

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1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Densities stated are based upon availability of both community water and sewer.
3. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

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**SEE ALSO**

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**Land Development Regulations-**

Ch. 4	Development Standards-General
Ch. 6	Development Standards-Parking
Ch. 7	Development Standards-Signs
Table 4.080	Building Heights
Table 4.090	Special Yard Requirements

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**FOOTNOTES**

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**LAND USE ELEMENT**

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- rp. Recommendation from the Regional Planning Advisory Committee  
sl. State Law requirement

**Industrial Park (IP)****INTENT**

**The IP designation is intended to provide for a combination of light and moderate intensity industrial uses which do not create environmental nuisances or hazards to a degree which might be obnoxious or offensive to persons conducting business in this or adjacent areas.**

**PERMITTED USES**

- Any proposed change of use when conducted within an existing, conforming, legally developed structure, for those uses subject to a director review or use permit
- Adult-oriented businesses conducted in compliance with the locational requirements of Chapter 19 of the Land Development Regulations (set forth in Section VI of this Land Use Element) and with the permit and other operational requirements of Chapter 5.45 of the Mono County Code

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW** (Director Review Processing, Ch. 31)

- All permitted uses if deemed necessary by the director
- Agricultural uses, nurseries, green houses
- Offices, business and professional
- Laboratories
- Commercial laundries and dry cleaning establishments
- Wholesale sales and warehousing
- Vehicle repair garages and shops
- Manufacture of clothing, household effects, art, jewelry, silverware, ceramics, leather goods (assembly only) toys, and electronics
- Upholstery
- Shops for the assembly or completion of finished paper, wood, or metal products
- Editorial and designing, printing, lithography, bookbinding
- Painting, plumbing, electrical, cabinet and glass shops,
- Public buildings and uses
- Light equipment rental and/or storage yards
- Storage yard for construction materials and equipment
- Lumber yards and building materials, wholesale and retail (but not lumber mills)
- Temporary buildings and appurtenant structures to allowed use
- Storage of recreational vehicles, boats and miscellaneous recreational related equipment
- Recycling centers
- Accessory buildings and uses<sup>1</sup>

**USES PERMITTED SUBJECT TO USE PERMIT** (Use Permit Processing, Ch. 32)

- Industrial condominiums
- Tank farms
- Freight terminals

**DEVELOPMENT STANDARDS**

**Minimum Lot Area:** 10,000 sf

**Minimum District Area:** 10 acres

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**LAND USE ELEMENT**

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If abutting parcels have a commercial or industrial land use designation and existing uses on those abutting properties are compatible, a minimum district area of 5 acres may be considered.

**Industrial Park (IP) continued**

**Minimum Lot Dimensions:** Width - 75 feet  
Depth - 100 feet

**Maximum Lot Coverage:** 80 percent

**Minimum Setbacks:**

<b>Uses Subject to DR</b>	<b>Front:</b>	20 feet	<b>Rear:</b>	5 feet	<b>Side:</b>	0 feet
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<b>Uses Subject to UP</b>	<b>Front:</b>	20 feet	<b>Rear:</b>	10 feet	<b>Side:</b>	10 feet
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Side and rear yards may be modified by the director or commission. Yards when abutting a residential district shall not be less than 20 feet along the property line. Corner lots shall have a side yard of 10 feet along the street frontage.

**Density:** Residential uses are not permitted.

**Maximum Building Height:** 40 feet

**Landscaping:** Screening, fences, and/or landscaping may be required when the character of the proposed use, the size and location of the building site or nature of adjacent uses are such as to require screening and will be determined as part of the use permit or director's review process.

**Location Standards:** Before siting a proposed industrial park district, proof shall be provided that it conforms with nuisances and hazards requirements of Section 04.250.

**Minimum Space Between Buildings:** 10 feet

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**NOTES**

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1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Densities stated are based upon availability of both community water and sewer.
3. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

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**SEE ALSO**

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**Land Development Regulations-**

- |       |                               |
|-------|-------------------------------|
| Ch. 4 | Development Standards-General |
| Ch. 6 | Development Standards-Parking |
| Ch. 7 | Development Standards-Signs   |

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**LAND USE ELEMENT**

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**Industrial (I)****INTENT**

The I designation is intended to provide for heavy industrial uses which may potentially cause moderate to higher degrees of environmental nuisances or hazards.

The functional and visual character of the district is such that it should be located in areas that are relatively remote from residential and commercial development.

**PERMITTED USES**

- Those uses listed as permitted under Industrial Park
- Caretaker unit – one per district
- Heavy vehicle storage and maintenance
- Adult-oriented businesses conducted in compliance with the locational requirements of Chapter 19 of the Land Development Regulations (set forth in Section VI of this Land Use Element) and with the permit and other operational requirements of Chapter 5.45 of the Mono County Code

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW** (Director Review Processing, Ch. 31)  
None specified

**USES PERMITTED SUBJECT TO USE PERMIT** (Use Permit Processing, Ch. 32)

- Those uses listed as permitted under Industrial Park
- General manufacturing such as batch plant, concrete C, asphalt and textile and lumber mills
- Alternative energy generation plants: photo voltaic, mirrors, and biomass conversion
- Refining of petroleum and its products
- Smelting of metals such as; copper, iron, tin, and zinc
- Solid waste
- Distillation of alcohol
- Junkyards
- Auto wrecking and salvage yards
- Commercial excavation and mining of stone and earth materials
- Food processing, canning and similar uses
- Accessory buildings and uses<sup>1</sup>
- Heavy equipment storage GP
- Firewood processing and storage GP
- Impound yards GP

**DEVELOPMENT STANDARDS**

**Minimum Lot Area:** 10,000 sf

**Minimum District Area:** 30 acres Except upon finding the dependence of a location on a resource (e.g., gravel pit).

**Minimum Lot Dimensions:** Width – 75 feet  
Depth – 100 feet

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**LAND USE ELEMENT**

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**Maximum Lot Coverage:** 80 percent

**Minimum Setbacks:**  
None stated for the district.

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**Industrial (I) continued**

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**Density:** Residential uses are not permitted, with the exception of caretaker's units.

**Maximum Building Height:** 40 feet A greater height may be approved by the Director.

**Landscaping:** Screening, fences will be required when the character of the proposed use, the size and location of the building site are such as to require screening. Landscaping is encouraged in the front yard setback. Fence height may exceed 6 feet, but shall not interfere with necessary sighting requirements for vehicles.

**Location Standards:** Before siting a proposed industrial district, proof shall be provided that it conforms with nuisances and hazards requirements of Section 04.250 nuisances and hazards.

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**NOTES**

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1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Densities stated are based upon availability of both community water and sewer.
3. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

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**SEE ALSO**

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**Land Development Regulations–**

- Ch. 4 Development Standards–General
- Ch. 6 Development Standards–Parking
- Ch. 7 Development Standards–Signs

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**FOOTNOTES**

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- c. Clarification
- gp. General Plan addition

**Public and Quasi-Public Facilities (PF)****INTENT**

The PF designation is intended to provide for a variety of public and quasi-public facilities and uses.

**PERMITTED USES**

- Grazing of horses, cattle, sheep and goats
- Small-scale recreational uses (e.g., pack station)
- Structure accessory to the above uses
- Other uses permitted by the public landowner

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW** (Director Review Processing, Ch. 31)

None stated

**USES PERMITTED SUBJECT TO USE PERMIT** (Use Permit Processing, Ch. 32)

- Large scale recreational uses, including ski facilities, commercial concessions
- Mining
- Public utility buildings, structures and uses, including activity involved in the exploration, development, utilization and construction of hydroelectric and geothermal power plants
- Other uses which may result in a potentially adverse environmental impact
- Construction of an accessory building prior to construction of the main building
- Solid waste facilities, landfills, household hazardous waste facilities GP
- Cemeteries GP
- Airports, heliports, taxiways, and landing strips for aircraft GP
- Public facilities structures and uses, including but not limited to: county buildings, county road shops, community centers, parks, ball fields, schools, libraries, churches, museums, campground facilities GP
- Research facilities C
- Group homes, juvenile facilities, schools and similar facilities C

**DEVELOPMENT STANDARDS**

<b>Minimum Parcel Size:</b>	None
<b>Minimum District Area:</b>	None
<b>Minimum Lot Dimensions:</b>	None
<b>Maximum Lot Coverage:</b>	None
<b>Minimum Setbacks:</b>	None

**Building Density:** Proposed densities shall be reviewed on a case-by-case basis by the planning director.

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**LAND USE ELEMENT**

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**Maximum Building Height:** None

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**NOTES**

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1. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

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**SEE ALSO**

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**Land Development Regulations–**

Ch. 4	Development Standards–General
Ch. 6	Development Standards–Parking
Ch. 7	Development Standards–Signs
Table 4.080	Building Heights
Table 4.090	Special Yard Requirements

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**FOOTNOTES**

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- |     |                       |
|-----|-----------------------|
| c.  | Clarification         |
| gp. | General Plan addition |



**Resource Management (RM)****INTENT**

The RM designation is intended to recognize and maintain a wide variety of values in the lands outside existing communities. The RM designation indicates the land may be valuable for uses including but not limited to recreation, surface water conservation, groundwater conservation and recharge, wetlands conservation, habitat protection for special status species, wildlife habitat, visual resources, cultural resources, geothermal or mineral resources. The land may also need special management consideration due to the presence of natural hazards in the area; e.g., avalanche-prone areas, earthquake faults, flood hazards, or landslide or rockfall hazards.

The RM designation provides for low-intensity rural uses in a manner that recognizes and maintains the resource values of the parcel.

Land subject to the land use authority of an agency other than the County may be designated RM with a reference to the appropriate plan as follows:

Toiyabe National Forest Land & Resource Management Plan-RM/TNF  
Inyo National Forest Land & Resource Management Plan-RM/INF  
Mono Basin National Forest Scenic Area Comprehensive Management Plan-RM/MB  
Bureau of Land Management, Bishop Resource Management Plan-RM/BLM  
California Department of Fish and Game Lands-RM/DFG  
Mammoth Airport Land Use Plan-RM/ALUP

These designations recognize the planning authority of other agencies on publicly owned lands only; the County has authority over private and DWP lands throughout the unincorporated area.

**PERMITTED USES**

- Single-family dwelling
- Mobile home used as a single-family dwelling<sup>1</sup>
- Accessory buildings and uses<sup>2</sup>
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)
- Resource exploratory activities which do not involve excavation, devegetation, or other potentially significant environmental effects
- Agricultural uses, provided that such uses are proposed in conjunction with a bona fide agricultural operation<sup>3</sup>, except those requiring a Use Permit

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)**

- Resource exploratory activities which involve excavation, devegetation, or other potentially significant environmental effects
- Secondary Unit (see Ch. 16, Development Standards-Secondary Units)

**USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)**

- Limited-scale lodging, such as small inns, bed-and-breakfast establishments, and cabins, if found to be compatible by the commission

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**LAND USE ELEMENT**

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- Recreation facilities, such as improved bike trails, cross-country ski trails, and pedestrian trails requiring modification of the natural landscape, if found to be compatible with the natural habitat of the area by the commission
- Construction of an accessory building prior to construction of the main building
- Airports, heliports, taxiways, and landing strips for aircraft

**Resource Management (RM) continued**

- Mining and geothermal exploration projects

**DEVELOPMENT STANDARDS**

**Minimum Parcel Size:** 40 acres or 1/4 of 1/4 section

**Maximum Site Disturbance:** 10 percent maximum lot coverage is 5 percent.  
Maximum site disturbance may be increased in conformance with the Specific Plan process.

**Minimum Setbacks:**

**Front:** 50 feet                      **Rear:** 30 feet                      **Side:** 30 feet

**Maximum Building Density:** 1 du/lot and a secondary unit (see Ch. 16, Development Standards-Secondary Units).

**Population Density:** Maximum population density is 5.02 persons per 40 acres or approximately 0.13 persons per acre.

**NOTES**

1. Provided that the unit is newer than ten (10) years old and meets the criteria set forth in Section 04.280. When there are 2 mobile homes on the same parcel, they must 1) comply with the Secondary Housing requirements (see Ch. 16), or 2) comply with state standards for a mobile-home park and obtain a use permit from the county (see Ch. 17, Mobile-home and RV Parks).
2. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
3. "Agricultural uses" includes agricultural sheds and warehouses; packing, processing, storage or sale of agricultural products and supplies, machinery, implements and equipment; transportation of agricultural products, supplies and equipment together with the necessary maintenance, repair and service of trucks and equipment used therein; the feeding and selling of livestock; aqua culture; accessory buildings and uses including barns, stables and other farm outbuildings; quarters for farm labor or other employees employed on the premises; stands for sale of agricultural products grown on the premises.
4. Large scale projects may be subject to a Specific Plan (Ch. 36) in conformance with the General Plan.
5. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

**SEE ALSO**

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**Land Development Regulations-**

Ch. 4                      Development Standards-General

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**LAND USE ELEMENT**

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Ch. 6	Development Standards–Parking
Ch. 7	Development Standards–Signs
Table 4.080	Building Heights
Table 4.090	Special Yard Requirements

**Agriculture (AG)**

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**INTENT**

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**The AG designation is intended to preserve and encourage agricultural uses, to protect agricultural uses from encroachment from urban uses, and to provide for the orderly growth of activities related to agriculture.**

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**PERMITTED USES**

- Agricultural uses, provided that such uses are proposed in conjunction with a bona fide agricultural operation<sup>1</sup>, except those requiring a Use Permit
- Single-family dwelling
- Mobile home used as a single-family dwelling<sup>2</sup>
- Accessory buildings and uses<sup>3</sup>
- Farm labor housing
- Stands for sale of agricultural products grown on the premises
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)
- Fisheries and game preserves <sup>1P</sup>

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW** (Director Review Processing, Ch. 31)

- Secondary Unit (see Ch. 16, Development Standards–Secondary Units) <sup>C</sup>

**USES PERMITTED SUBJECT TO USE PERMIT** (Use Permit Processing, Ch. 32)

- Commercial hog and poultry raising
- Farm labor trailer parks
- Public utility buildings and structures
- Airports, heliports, taxiways, and landing strips
- Stock feeding yards, animal sales yards, agricultural processing plants, and slaughterhouses
- Limited scale lodging, such as guest ranches, small inns, bed-and-breakfast establishments, and cabins <sup>C</sup>
- Animal hospitals, large and small, veterinary clinics and animal boarding <sup>1P</sup>
- Kennel (see Animal Standards, Table 4.110)
- Mineral exploration activities (including geothermal exploration activities) <sup>8P</sup>
- Equestrian facilities <sup>1P</sup>
- Commercial hunting and fishing <sup>1P</sup>
- Rural recreation, parks, and golf courses <sup>1P</sup>
- Sports facilities and outdoor public assembly <sup>1P</sup>
- Plant nurseries <sup>1P</sup>
- Exotic animals <sup>1P</sup>

**DEVELOPMENT STANDARDS**

**Minimum Parcel Size:** 2.5 acres, but varies by area–minimum parcel sizes/ densities are established by land use designation maps and policies. (Hammil Valley, see Tri-Valley Goal page II-86 through II-91) <sup>8P</sup> (Ten (10) acre minimum in the Antelope Valley) (Bridgeport Valley and Bodie Hills see Hammil Valley <sup>1P</sup>)

**Minimum Lot Dimensions:** Width – 60 feet

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**LAND USE ELEMENT**

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Depth - 100 feet

**Maximum Lot Coverage:** 40 percent

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**Agriculture (AG) continued**

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**Minimum Setbacks:**

**Front:** 50 feet      **Rear:** 50 feet      **Side:** 50 feet

**Setbacks for Accessory Buildings Used as Barns or Stables**

**Front:** 50 feet      **Rear:** 30 <sup>sl</sup> feet      **Side:** 30 <sup>sl</sup> feet

Note: In State Responsibility Areas (SRAs), the minimum side and rear yard setbacks are 30 feet unless an exception is obtained from the California Department of Forestry (CDF). With a CDF exception side and rear yard setbacks may be reduced to those set forth in Table 4.090 Special Yard Requirements. All of the unincorporated area of the county are included in SRAs except for the Antelope Valley (Walker, Coleville, Topaz).

**Building Density:** 1 du/lot and a secondary unit GP (see Ch. 16, Development Standards-Secondary Units).

**Population Density:** Approximately 2 persons per acre.

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**NOTES**

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1. "Agricultural uses" includes farm labor housing; agricultural sheds and warehouses; packing, processing, storage or sale of agricultural products and supplies; repair, maintenance, servicing, storage, rental or sale of agricultural machinery, implements and equipment; transportation of agricultural products, supplies and equipment together with the necessary maintenance, repair and service of trucks and equipment used therein.
2. Provided that the unit is newer than ten (10) years old and meets the criteria set forth in Section 04.280. When there are 2 mobile homes on the same parcel, they must 1) comply with the Secondary Housing requirements (see Ch. 16), or 2) comply with state standards for a mobile-home park and obtain a use permit from the county (see Ch. 17, Mobile Homes and RV Parks).
3. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building, including barns, stables and other farm outbuildings and quarters for farm labor or other employees employed on the premises;
4. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Ch. 4, Uses not listed as permitted.

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**SEE ALSO**

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**Land Development Regulations-**

Ch. 4	Development Standards-General
Ch. 6	Development Standards-Parking
Ch. 7	Development Standards-Signs
Table 4.080	Building Heights
Table 4.090	Special Yard Requirements

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**FOOTNOTES**

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## LAND USE ELEMENT

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- c. Clarification
- rp. Recommendation from the Regional Planning Advisory Committee
- gp. General Plan addition

### Scenic Area Agriculture (SAA)

#### INTENT

The SAA designation is intended to recognize existing and historic uses as certified by the Forest Service in its Private Land Certification Process and, within the constraints of the Mono Basin National Forest Scenic Area Plan, to allow for further limited scale development and new uses consistent with the purposes of the Scenic Area. Emphasis is placed on those new uses which would provide for recreational, interpretive, visitor services and research opportunities while maintaining a natural and rural appearing landscape.

The SAA designation is intended also to preserve and encourage agricultural uses, to protect agricultural uses from encroachment from urban uses, and to provide for the orderly growth of activities related to agriculture, consistent with the Mono Basin National Forest Scenic Area.

#### PERMITTED USES

The following uses are permitted to the extent they comply with the **Mono Basin National Forest Scenic Area Private Property Development Guidelines**, contained in Appendix E of the Mono Basin National Forest Scenic Area Comprehensive Management Plan (CMP), and with the **Compatibility Determinations for Proposed New Commercial Uses and Developments**, Appendix F of the CMP. Compatibility determinations shall be based upon recommendations of the U.S. Forest Service.

- Agricultural uses, provided that such uses are proposed in conjunction with a bona fide agricultural operation<sup>4</sup>, except those requiring a use permit
- Single-family dwelling
- Mobile home used as a single-family dwelling<sup>5</sup>
- Accessory buildings and uses<sup>1</sup>
- Stands for sale of agricultural products grown on the premises
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)
- Fisheries and game preserves <sup>rp</sup>
  - Single-family dwelling
  - Small scale agriculture for personal use
  - Accessory buildings and uses<sup>1</sup>

#### USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)

The following uses are permitted to the extent they comply with the **Mono Basin National Forest Scenic Area Private Property Development Guidelines** contained in Appendix E of the Mono Basin National Forest Scenic Area Comprehensive Management Plan, and with the **Compatibility Determinations for Proposed New Commercial Uses and Developments**, Appendix F of the CMP. Compatibility determinations, which shall be based upon recommendations of the U.S. Forest Service, shall be included as a Director Review finding.

- Attached Secondary Unit (see Ch. 16, Development Standards – Secondary Units) <sup>c</sup>
- Any expansion of an existing use

#### USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)

The following uses are permitted to the extent they comply with the **Mono Basin National Forest Scenic Area Private Property Development Guidelines**, contained in Appendix E of the Mono

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**LAND USE ELEMENT**

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Basin National Forest Scenic Area Comprehensive Management Plan (CMP), and with the **Compatibility Determinations for Proposed New Commercial Uses and Developments**, Appendix F of the CMP. Compatibility determinations, which shall be based upon recommendations of the U.S. Forest Service, shall be included as a planning commission use permit finding.

**Scenic Area Agriculture (SAA) continued**

- Public utility buildings and structures
- Limited scale lodging, such as guest ranches, small inns, bed-and-breakfast establishments and cabins; and limited scale employee housing for those working on the premises <sup>c</sup>
- Limited scale animal hospitals and small, veterinary clinics and animal boarding <sup>TP</sup>
- Limited scale kennel (see Animal Standards, Table 4.110)
- Equestrian facilities <sup>TP</sup>
- Commercial hunting and fishing <sup>TP</sup>
- Rural recreation and parks<sup>TP</sup>
- outdoor public assembly <sup>TP</sup>
- Plant nurseries <sup>TP</sup>
- Exotic animals <sup>TP</sup>
- Exterior structural alterations, additional parking or outdoor storage
- Cottage industry; e.g., limited recreational equipment, apparel and other finished products, crafts, printing, etc.
- Limited scale repair services; e.g., car repair and parts, plumbing, electrical
- Limited scale construction services; e.g., contractor or building services, engineering contractor <sup>TP</sup>, cabinet making, roofing, water-well drilling, contractor storage, etc.
- Existing truck and trailer parking, heavy-equipment storage, construction supplies, and materials <sup>TP</sup>
- Any compatible combination of the permitted uses
- All new construction for the purpose of conducting sales, business or services and all conversions from a prior use when structural alterations or additional parking are required
- All uses utilizing outdoor storage
- Limited scale educational uses (see Appendix F of the Mono Basin CMP)
- Limited scale buildings for interpretation
- Accessory buildings and uses <sup>1</sup>
- Any proposed change of use when conducted within an existing conforming, legally developed structure for the following uses:
  - Gift shops, bookstores
  - Limited scale repair services conducted as a cottage industry - e.g., radio and television repair, furniture and jewelry repair, repair of anything sold in district, etc.
  - Limited scale art galleries

**DEVELOPMENT STANDARDS**

The following standards shall apply to the extent they comply with the **Mono Basin National Forest Scenic Area Private Property Development Guidelines**, contained in Appendix E of the Mono Basin National Forest Scenic Area Comprehensive Management Plan (CMP), and with the **Compatibility Determinations for Proposed New Commercial Uses and Developments**, Appendix F of the CMP. Compliance shall be based upon recommendations of the U.S. Forest Service.

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**LAND USE ELEMENT**

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**Minimum Lot Area:** 10,000 sf

**Minimum District Area:** 2 acres

**Scenic Area Agriculture (SAA) continued**

**Minimum Lot Dimensions:** Width - 60 feet  
Depth - 100 feet

**Maximum Lot Coverage:** 70%

**Minimum Setbacks:**

**Front:** 10 feet                      **Rear:** 5 feet                      **Side:** 0 feet

Minimum side yard when abutting a residential district is 10 feet. Minimum side yard on a corner lot is 10 feet. Lots larger than one acre are subject to Fire Safe Regulations, Ch. 22.<sup>sl</sup>

**Building Density:** 1 du/lot and secondary unit (see Ch. 16, Development Standards - Secondary Units). Limited scale lodging and employee housing for those working on the premises subject to use permit.<sup>rp</sup> Densities shall be consistent with Scenic Area Guidelines and be determined at the time of application.

**Maximum Building Height:** 35 feet (see Table 4.080 for other provisions), unless otherwise required by the Scenic Area Guidelines.

**Landscaping:** Any uses subject to use permit shall be required to either landscape (per approved landscape plan) or leave in natural open space (i.e., ungraded) all areas not covered by impervious surfaces. Fencing, berms and/or landscaping may be required to buffer incompatible land uses as determined by the director or the commission.

- **Fences:** None required, except when adjoining a residential district, then a screening fence or wall not less than 5 feet high nor more than 6 feet in height shall be erected along adjoining residential district.

**NOTES**

1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building, including barns, stables and other farm outbuildings and quarters for other employees employed on the premises.
2. Densities stated are based upon availability of both community water and sewer.
3. Uses may have been omitted from the list of those specified, hence the commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses Not Listed As Permitted.
4. "Agricultural uses" include: aquaculture, existing farm labor housing; agricultural sheds and warehouses; packing, processing, storage or sale of agricultural products and supplies; repair, maintenance, servicing, storage, rental or sale of agricultural machinery, implements and equipment; transportation of agricultural products, supplies and equipment together with the necessary maintenance, repair and service of trucks and equipment used therein.
5. Provided that the unit is less than ten (10) years old and meets the criteria set forth in Section 04.280.

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**LAND USE ELEMENT**

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**SEE ALSO**

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Land Development Regulations	
Ch. 4	Development Standards - General
Ch. 6	Development Standards - Parking
Ch. 7	Development Standards - Signs
Table 4.080	Building Heights
Table 4.090	Special Yard Requirements

**Open Space (OS)**

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**INTENT**

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The OS designation is intended to protect and retain open space for future generations. These lands may be valuable for resource preservation (e.g., visual open space, botanical habitat, stream environment zones, etc.), low-intensity recreational uses, mineral resources, or other reasons.

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**PERMITTED USES**

- Crop and tree farming
- Bikeway, pedestrian ways, equestrian trails, cross country ski touring, ski back trails
- Wildlife preserves, botanical preserves and similar uses gP
- Single-family dwelling gP

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW** (Director Review Processing, Ch. 31)

None stated

**USES PERMITTED SUBJECT TO USE PERMIT** (Use Permit Processing, Ch. 32)

- Recreation areas requiring significant modification of natural landscape - e.g., golf courses, tennis courts, commercial stables, alpine ski runs
- Accessory buildings and uses, including barns, stables and farm buildings
- Water storage tanks
- Mineral exploration activities (including geothermal exploration activities) gP

**DEVELOPMENT STANDARDS**

**Minimum Parcel Size:** None

**Minimum District Area:** None

**Maximum Site Disturbance:** 10 percent (includes lot coverage) gP

**Density:** 1 du/80 acres and a secondary unit (see Ch. 16, Development Standards—Secondary Housing). gP No residential development is allowed if the parcel is less than 80 acres<sup>c</sup>

**Population Density:** Approximately 0.06 persons per acre.

**NOTES**

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1. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.
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**SEE ALSO**

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**LAND USE ELEMENT**

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**Land Development Regulations-**

Ch. 4	Development Standards-General	Table 4.080	Building Heights
Ch. 6	Development Standards-Parking	Table 4.090	Special Yard Requirements

**FOOTNOTES**

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- c. Clarification  
gp. General Plan addition

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**Natural Habitat Protection (NHP)**

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**INTENT**

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The NHP designation is intended to protect sensitive environmental habitats by minimizing site disturbance and development. Private lands placed in this district contain valuable wildlife habitat, scenic resources, and/or areas subject to natural hazards. Lands contained in this district are high priorities for land exchanges into public holding or purchases by land conservation organizations.

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**PERMITTED USES**

- Single-family dwelling (excluding mobile homes)
- Accessory buildings and uses<sup>1</sup>
- Wildlife preserves, botanical preserves, wetland preservation/banking, and similar uses  
c, gp

**USES PERMITTED SUBJECT TO DIRECTOR REVIEW** (Director Review Processing, Ch. 31)

- Transient rentals (rental for less than 30 consecutive days) of up to 3 dwelling units
- (i.e., rental cabins or bed-and-breakfast establishments).

**USES PERMITTED SUBJECT TO USE PERMIT** (Use Permit Processing, Ch. 32)

- Construction of an accessory building prior to construction of the main building
- Limited density residential development such as condominiums, cooperatives, townhouses, and cluster developments, if found to be compatible with the natural habitat area by the commission
- Commercial lodging uses such as limited scale hotels, motels, including lodges, bed-and-breakfast establishments, and cabins if found to be compatible with the natural habitat area by the commission
- Recreation facilities, such as improved bike, cross country skiing, and pedestrian trails, golf courses, tennis courts, stables requiring modification of the natural landscape, if found to be compatible with the natural habitat area by the commission
- Educational facilities such as a nature or interpretive center focusing on natural site characteristics, if found to be compatible with the natural habitat area by the commission

**DEVELOPMENT STANDARDS**

**Minimum Parcel Size:** 2 acres

**Minimum District Area:** 5 acres

The planning commission may reduce the minimum district area in order to protect sensitive environmental habitats.

**Minimum Lot Dimensions:** None stated

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**LAND USE ELEMENT**

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**Maximum Site Disturbance:** 10 percent Maximum lot coverage for all structures, parking and access is 5 percent. The county general plan, area plans or specific plans may contain more restrictive coverage limitations (i.e., 3% June Lake). Project site plans shall show the extent of lot coverage and site disturbance.

**Minimum Setbacks:** 30 feet from any property line or road. Variances may be granted where the project is located to minimize impacts to significant natural site features, but shall not be granted to increase development intensity.

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**Natural Habitat Protection (NHP) continued**

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**Density:** 1 du/5 acres  
Commercial lodging units, 1 unit/3 acres

**Population Density:** Maximum population density is 1 person per acre for commercial lodging uses.

**Maximum Building Height:** 24 feet See Table 4.080 for other provisions

**Additional Requirements:**

- Development projects in the NHP district shall be located in a manner that minimizes visual impacts on surrounding property owners and scenic highways or major thoroughfares. Visual screening may also be used to minimize visual impacts.
- Development projects, where feasible, shall be located away from or outside of sensitive wildlife habitat areas.
- Projects in potential wetland areas shall receive 404 permit approvals or other applicable clearance from the Army Corps of Engineers prior to applying for county development permit.
- Other requirements may be required in area or specific plans.

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**NOTES**

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1. Accessory buildings and uses customarily incidental to any of the permitted uses when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Large scale projects may be subject to a Specific Plan (Ch. 36) in conformance with the General Plan.
3. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 4, Uses not listed as permitted.

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**SEE ALSO**

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**Land Development Regulations-**

Ch. 3	Uses Permitted
Ch. 4	Development Standards-General
Ch. 6	Development Standards-Parking
Table 4.080	Building Heights

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**LAND USE ELEMENT**

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Table 4.090      Special Yard Requirements

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**FOOTNOTES**

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- c.        Clarification  
gp.      General Plan addition

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**Resource Extraction (RE)**

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**INTENT**

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**The RE designation is intended to provide for protection of the environment and resource extraction activities in a manner consistent with the Mono County General Plan and applicable state and federal laws. The designation is also intended to provide for processing plants utilizing on-site materials or materials found in close proximity to the site. The Resource Extraction Designation is intended to be applied only in areas with existing or proposed and permitted resource development activities.**

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**PERMITTED USES**

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All permitted uses within each category are not listed; the commission may determine additional uses for each category as long as they are consistent with the intent of this designation (see Section 04.030, Interpretation of Similar Uses).

- Geological, geochemical, or geophysical mapping, surface sampling by hand of outcrops and soil, and activities which do not involve extensive excavation, devegetation, or other potentially significant environmental effects.
- Such other uses as the Director may determine to be of an infrequent nature and which involve only minor surface disturbances.
- Residential uses are limited to caretaker units or on-call employee housing associated with on-site resource development projects; such residential units shall be removed during the final reclamation process. Residential subdivisions or other types of permanent residential development are not allowed.
- Agricultural uses that are compatible with the resource extraction activity.

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**USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)**

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- Excavations or grading conducted for farming or on-site construction for the purpose of restoring land following a flood or natural disaster.
- Resource development activities involving the prospecting for, or extraction of, minerals for commercial purposes and the removal of overburden in total amounts of less than 1,000 cubic yards in any one parcel of one acre or less.
- Resource development activities that do not involve either the removal of more than 1,000 cubic yards of minerals, ore, or overburden; or involve more than one acre in any one parcel.
- Surface mining operations that are required by Federal law in order to protect a mining claim, if such operations are conducted solely for this purpose and in compliance with applicable federal regulations which administer the affected mined lands.
- Such other surface mining operations as are categorically determined by the State Mining and Geology Board to be exempt from the provisions of SMARA; and/or those particular resource development activities with similar impacts that the County may

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**LAND USE ELEMENT**

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determine to be of infrequent nature and/or involve insignificant amounts of surface disturbance.

**USES PERMITTED SUBJECT TO USE PERMIT** (Use Permit Processing, Ch. 32)

- Surface mining operations as defined in SMARA.
- Sub-surface mining operations.
- Exploring, drilling, processing, stockpiling and transporting of gas, oil, and other hydrocarbons.
- Exploring, drilling, and development of geothermal resources.

**Resource Extraction (RE) continued**

- Construction and operation of geothermal power plants, hydropower plants, and wind and solar power plants.
- Resale and wholesale distributing of materials produced on site and accessory uses, including but not limited to constructing and using rock crushing plants, aggregate washing, screening and drying facilities and equipment, ore reduction plants, asphalt and concrete batching plants, and storage of materials and machinery which is in use and utilized by the permitted operation.

**DEVELOPMENT STANDARDS**

**Minimum Lot Area:** 40 acres or 1/4 of 1/4 section, with the exception of patent and/or historical mining claims and "vested operations" which shall be considered on a case-by-case basis. Minimum lot area may be reduced in conformance with the permit process.

**Minimum District Area:** 40 acres or 1/4 of 1/4 section

**Density:** Residential uses are not permitted with the exception of on-call employee housing or a caretaker's unit.

**Setbacks:**

No processing equipment or facilities or resource development shall occur within:

- a. 100 feet from any interior public street or highway unless the public works director determines that a lesser distance would be acceptable.
- b. 100 feet from any exterior property line.
- c. 500 feet from any adjacent private dwelling, institution, school, or other building or location used for public assemblage.
- d. No geothermal development located within the Hot Creek Buffer Zone shall occur within five hundred (500) feet on either side of a surface watercourse (as indicated by a solid or broken blue line on U.S. Geological Survey 7.5 or 15-minute series topographic maps).

Residential uses shall be:

- a. 50 feet from any interior public street or highway unless the public works director determines that a lesser distance would be acceptable.
- b. 50 feet from any exterior property line.

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**SEE ALSO****Land Development Regulations-**

Ch. 4                      Development Standards-General

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**LAND USE ELEMENT**

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Ch. 6	Development Standards–Parking
Ch. 7	Development Standards–Signs
Ch. 15	Development Standards–Resource Extraction
Ch. 35	Development Standards–Reclamation Plan Processing
Table 4.080	Building Heights
Table 4.090	Special Yard Requirements

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**Area Plan (AP)**

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**INTENT**

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The AP designation is intended to identify areas which have or will have an adopted area plan. Area Plans generally provide more specific direction for community areas than that provided in the countywide General Plan. In some instances, an Area Plan may also be appropriate to provide direction for large development proposals, in a manner similar to a Specific Plan.

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**PERMITTED USES**

- Permitted uses will be determined by the land use designations applied to specific parcels within the Area Plan boundaries.

**DEVELOPMENT STANDARDS**

- Development standards (e.g., building densities, site disturbance/lot coverage, setbacks, etc.) will be determined by the land use designations applied to specific parcels within the Area Plan boundaries.

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**SEE ALSO**

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Mono County General Plan  
Land Development Regulations  
Mono County Code

**Specific Plan (SP)****INTENT**

The SP designation is intended to provide for planned development in areas outside of existing communities, or on large parcels of land within or adjacent to existing communities. The Specific Plan designation may also be applied to an area to provide direction for potentially conflicting or incompatible land uses. The designation may also be used to "plan for future land uses in the vicinity of, and access routes serving" surface mining operations (Public Resource Code § 2764).

**PERMITTED USES**

- Permitted uses will be determined by the Specific Plan in accordance with Government Code § 65451, applicable provisions of the Mono County General Plan, the Land Development Regulations, and the Mono County Code.

**DEVELOPMENT STANDARDS**

- Development standards (e.g., building densities, site disturbance/lot coverage, setbacks, etc.) will be determined by the Specific Plan in accordance with Government Code § 65451, applicable provisions of the Mono County General Plan, the Land Development Regulations, and the Mono County Code.

**SEE ALSO**

Mono County General Plan  
Land Development Regulations  
Mono County Code